

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION

MABEL CHANG
PRESIDENT
DAVID L. BURG
VICE-PRESIDENT
JOY ATKINSON
ERNESTO CARDENAS
SUSAN CLINE
MARY GEORGE
MICHAEL MAHDESAN
BRADLEY MINDLIN
THOMAS E. SCHIFF
GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

MARK WINOGROND
INTERIM DIRECTOR
(213) 978-1271
GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272
ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274
FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.lacity.org/PLN

November 8, 2005

NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT

EAF NO.: ENV-2005-2301-EIR

PROJECT NAME: Vesting Tentative Tract No. 61553

PROJECT LOCATION/ADDRESS: 22255 Mulholland Drive, Woodland Hills

COMMUNITY PLANNING AREA: Canoga Park-Winnetka-Woodland Hills-West Hills

COUNCIL DISTRICT: CD-3

DUE DATE FOR PUBLIC COMMENTS: December 8, 2005

The City of Los Angeles, Department of City Planning, will be the Lead Agency and will require the preparation of an Environmental Impact Report ("EIR") for the project identified herein (the "proposed project"). The Department of City Planning requests your comments as to the scope and content of the EIR.

The Project Description, location, and the potential environmental effects are set forth below. The environmental file is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

PROJECT DESCRIPTION: The proposed project is the development of 37 detached single-family homes on a 6.19-acre project site. The project would require a change of zoning from R-1 to RD-6 because the single family homes are configured on two lots as a detached condominium development. Also, because portions of the proposed project would be visible from Mulholland Drive, the applicant is requesting an exception from the viewshed protection and allowable building height provisions set forth in the Mulholland Scenic Parkway Specific Plan. The applicant also requests a Zoning Administrator Determination to allow a retaining wall in excess of 3.5 feet in a required front yard, a Zoning Administrator Adjustment to allow a retaining wall in excess of 8 feet in a required front yard and a Zoning Administrator Adjustment to allow more than one retaining wall on a single lot. The retaining walls do not provide additional viewshed impacts along Mulholland Drive. The resulting project would have less density than permitted by the proposed zoning, it is consistent with the General Plan, and would look like a



conventional single-family project. A 40-foot front yard setback would be maintained along Mulholland Drive and a 20-foot front yard setback would be maintained along San Feliciano Drive. The proposed homes would be two-stories, with a maximum height of 36 feet.

Direct access to the project site would be from a main entrance on Mulholland Drive and from a second entrance on San Feliciano Drive. A private onsite roadway would provide internal circulation and a connection between Mulholland Drive and San Feliciano Drive. The private roadway would be 28 feet wide and would not be gated. No street lights are proposed on the private roadway; primary night-time illumination would be provided by carriage lights mounted on the exterior walls of the homes. Each home would provide two covered parking spaces. Additionally, 19 onsite visitor parking spaces would be provided. The proposed project would also provide approximately 3.3 acres of open space.

Site preparation would require approximately 21,400 cubic yards of grading; all grading would be balanced on-site. There are a total of 186 trees on the project site, of which 30 would be removed for construction of the proposed project. Six of those 30 trees are coast live oaks. The grading/development plan includes the use of retaining walls to minimize grading and maximize the retention of mature trees. The proposed project also includes the removal of the existing onsite residence (40+ years of age). The residence has been vacant for approximately 10 years.

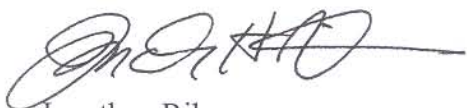
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics; Air Quality; Biological Resources; Hazards and Hazardous Materials; Land Use and Planning; and Noise.

The enclosed materials reflect the scope of the proposed project, which is located in an area of interest to you and/or the organization you represent. An EIR will be prepared and submitted to the Department of City Planning, Environmental Review Section. The Environmental Review Section encourages and welcomes all comments pertaining to environmental impacts of the proposed project. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted by **December 8, 2005.**

Please direct your comments to:

Jonathan Riker
Environmental Review Coordinator
Environmental Review Section
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Mark Winogrand,
Interim Director of Planning

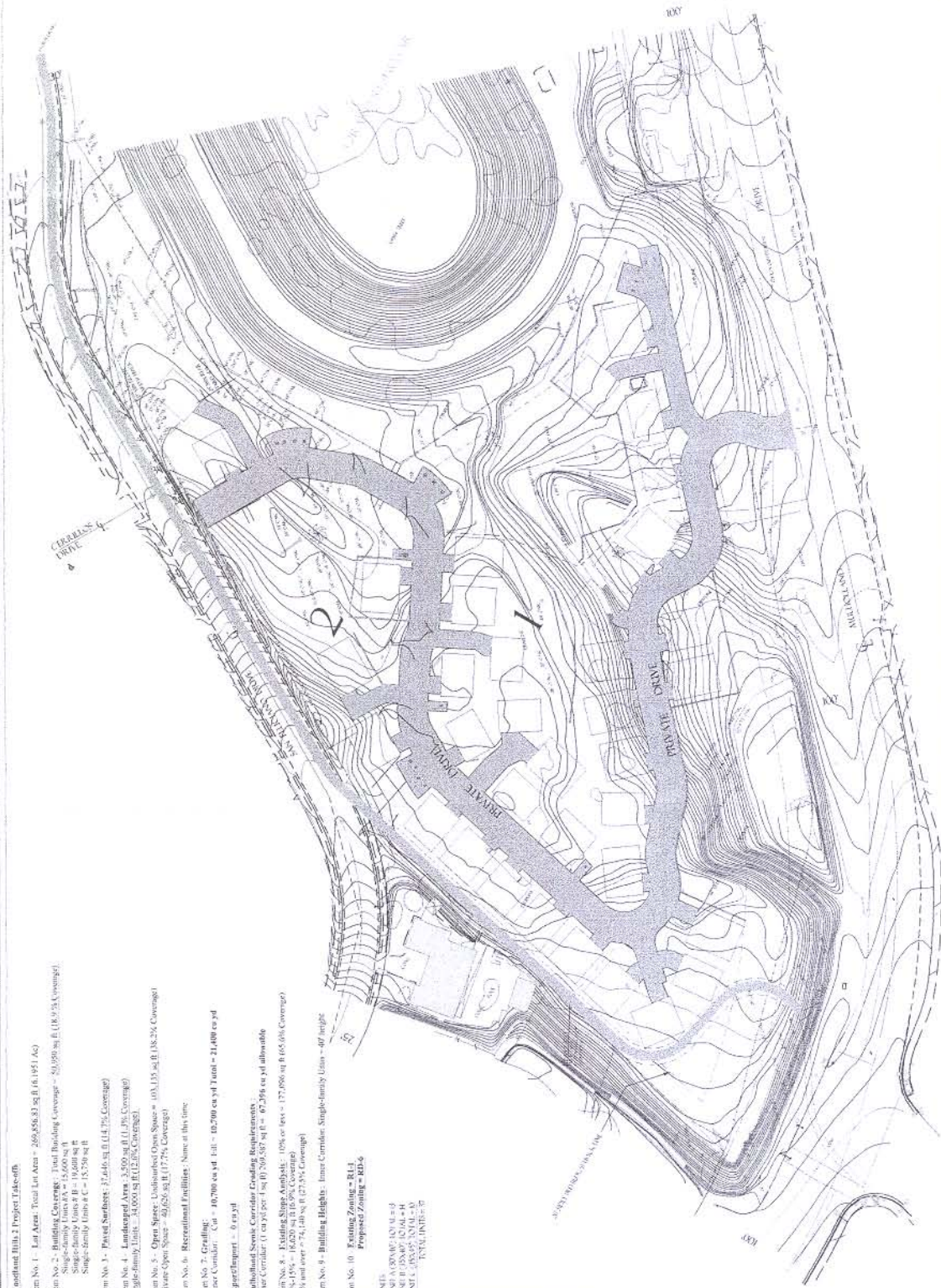


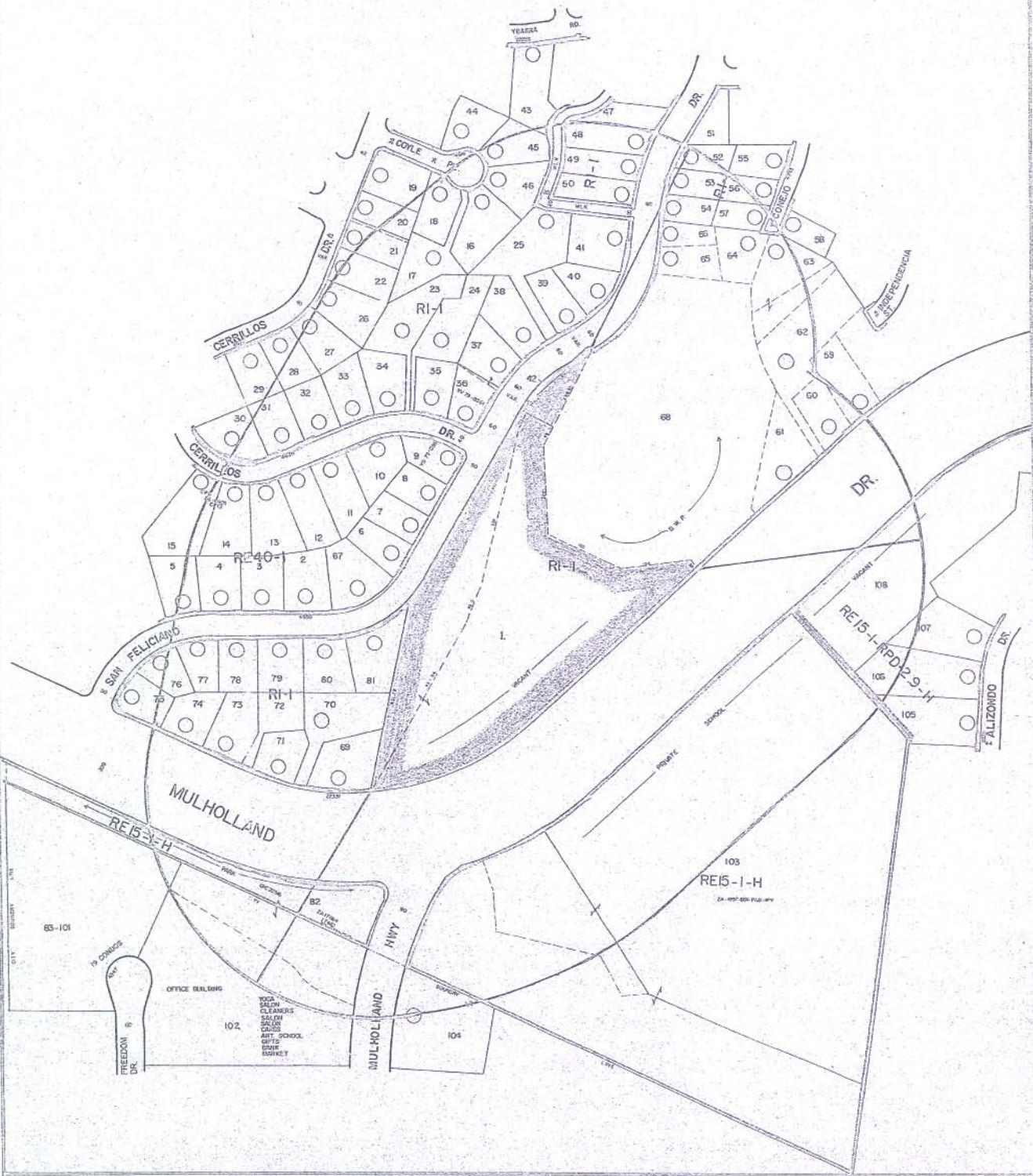
Jonathan Riker
Environmental Review Coordinator

Woodland Hills, 2 Project Tables

- Item No. 1 - Lot Area: Total Lot Area = 269,858.83 sq ft (6,195.1 Acre)
- Item No. 2 - Building Coverage: Total Building Coverage = 58,999 sq ft (18.52% Coverage)
- Item No. 3 - Single-Family Units: 14,600 sq ft
- Item No. 4 - Single-Family Units A & B = 19,600 sq ft
- Item No. 5 - Single-Family Units C & C' = 15,390 sq ft
- Item No. 6 - Private Open Space: 27,416 sq ft (14.75% Coverage)
- Item No. 7 - Landscaped Area: 3,502 sq ft (1.7% Coverage)
- Item No. 8 - Single-Family Units: 14,600 sq ft (14.75% Coverage)
- Item No. 9 - Open Space: Unimproved Open Space = 100,135 sq ft (38.2% Coverage)
- Item No. 10 - Private Open Space = 49,626 sq ft (17.7% Coverage)
- Item No. 11 - Recreational Facilities: None at this time.
- Item No. 12 - Grading: Inner Curbside: Cut = 10,700 cu yd; Fill = 10,700 cu yd; Total = 21,400 cu yd
- Item No. 13 - Ejecta/Impacts: 0 cu yd
- Item No. 14 - Method/Standard/Conductor Grading Requirements: Inner Curbside: 1 cu yd/200 ft; 1 cu yd/200 ft/50 ft; 0 = 0; 200 ft cu yd allowable
- Item No. 15 - Existing Slope Analysis: 10% or less = 177,898 sq ft (65.0% Coverage)
- Item No. 16 - 15% and over = 74,748 sq ft (27.5% Coverage)
- Item No. 17 - Building Heights - Inner Curbside, Single-Family Units = 40' height
- Item No. 18 - Existing Zoning = RLI
- Item No. 19 - Proposed Zoning = RD/6

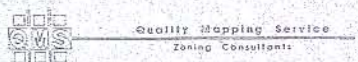
UNITS:
 ONE A SQUARE FOOT = 9
 ONE HUNDRED FEET = 100
 ONE HUNDRED THOUSAND = 100,000
 ONE MILLION = 1,000,000





TENTATIVE TRACT NO. 61553
 ZONE CHANGE, SPECIFIC PLAN EXCEPTION

RI-1 TO (T)LC RD6-1



14549 Archwood St, Suite 301
 Van Nuys, California 91405
 Phone (818) 997-7949 - Fax (818) 997-0351

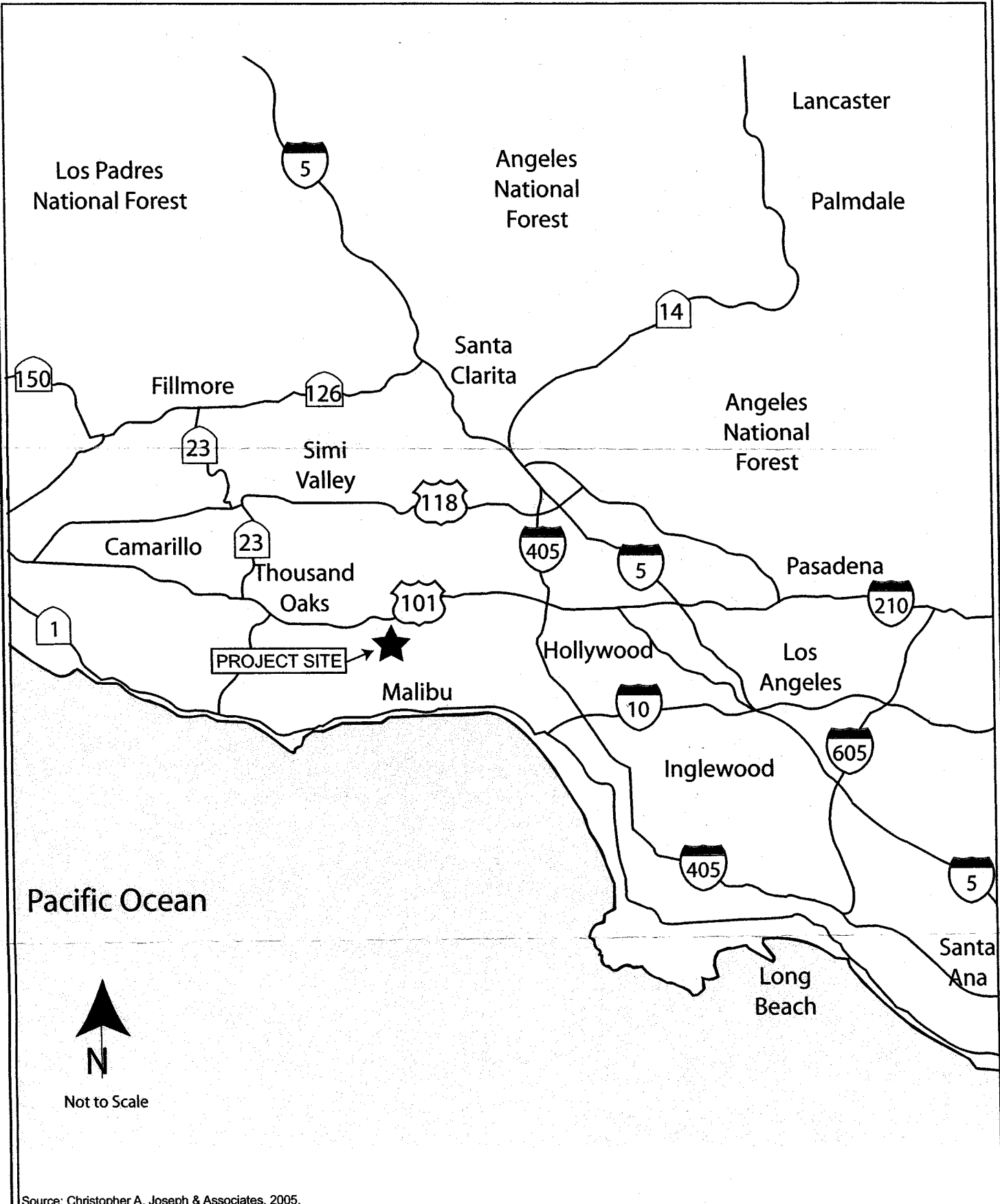
THOMAS BROTHERS
 Page 559 Grid J-5

LEGAL
 LOT
 TRACT-1000
 M.B. 19-1-5/4
 "SEE APPS"
 CONTACT ALLEN MATKINS

C.D. 3 CASE NO.

CT. 1374.01 SCALE: 1" = 100'
 P.A. 220 (CANOGA PARK-WINNETKA-
 WOODLAND MILLS)
 USES: FIELD D.M. 165 DIOI
 1G53101

DATE: 10-7-04
 Updated: 08-18-05



Source: Christopher A. Joseph & Associates, 2005.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Regional Map